

Single Family Residence **RESIDENTIAL**

601 ROCA PL

VISTA, CA 92084

\$811,888 TopHap Estimate · \$366 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,220 ft²

LIVING AREA

0.53 ac

LOT SIZE

1975

YEAR BUILT

2

PARKING

VALUATION

\$812K

\$765K low

\$859K high

Last Sale

\$539,000 · Nov 30, 2017

Est. Owner Equity

\$294,414

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,631 (2025)
Assessed Value	\$685,888
Previous Assessed	\$672,440

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.53
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	95 WILDFIRE	37 HEAT	16 STORM	89 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2017	Resale	Grant Deed	\$539,000	\$243	\$551K
Dec 28, 1992	Resale	Grant Deed	\$195,000	\$88	
Jun 17, 1988	Resale	Grant Deed	\$178,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission Meadows Elementary School	Elementary	KG–5	1.1 mi
Vista High School	High	9–12	1.9 mi
Roosevelt Middle School	Middle	6–8	2.7 mi

District: Vista Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92084

78 CRIME INDEX	100 AIR POLLUTION	51,313 POPULATION	\$94K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------